



Pot House Lane Stocksbridge Sheffield S36 1ES
Offers Around £325,000

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**** DETACHED GARAGE ** FREEHOLD **** Viewing is essential to appreciate the accommodation on offer of this deceptively spacious, four bedroom, two bathroom, two reception room, stone built semi detached property. The spacious accommodation is set over three levels and has been modernised by the current owners. The property combines a host of original features with a modern feel and benefits from off-road parking, a detached garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through an extended entrance porch into the entrance hall with access to both the lounge and kitchen/diner. The well proportioned lounge has the original ceiling coving and picture rail, while the focal point of the room is the cast iron multi-fuel stove inset in the chimney breast with a stone hearth. The spacious kitchen/diner has a range of units with attractive Granite worktops which incorporate the sink and drainer. The original cupboards are to one side of the chimney breast. There is space for an oven in the chimney breast along with an integrated dishwasher, wine cooler, fridge and freezer.

From the kitchen, a staircase descends to the lower ground floor which has been fully converted and tanked to provide further accommodation including a bedroom and garden/cinema room which has underfloor heating and Aluminium doors opening onto the composite decked rear garden perfect for taking in the fantastic views. Both have access to the jack n jill shower room/utility which has a WC, wash basin with vanity unit as well as housing and plumbing for washing machine, tumble dryer and a cupboard housing the gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, three further bedrooms and the bathroom which has a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

- FOUR BEDROOM, TWO BATROOM SEMI DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- WELL PROPORTIONED LOUNGE & SPACIOUS KITCHEN/DINER
- LOWER GROUND FLOOR WITH GARDEN ROOM/CINEMA ROOM & BEDROOM WITH JACK N JILL SHOWER ROOM/UTILITY
- OFF-ROAD PARKING & DETACHED GARAGE
- LANDSCAPED REAR GARDEN
- FOX VALLEY SHOPPING CENTRE
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

A low wall encloses a front garden area. To the rear is a fully enclosed garden with a composite decked area, two lawned gardens and a greenhouse. Accessed off Arundel Road is off-road parking which leads to a detached garage.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

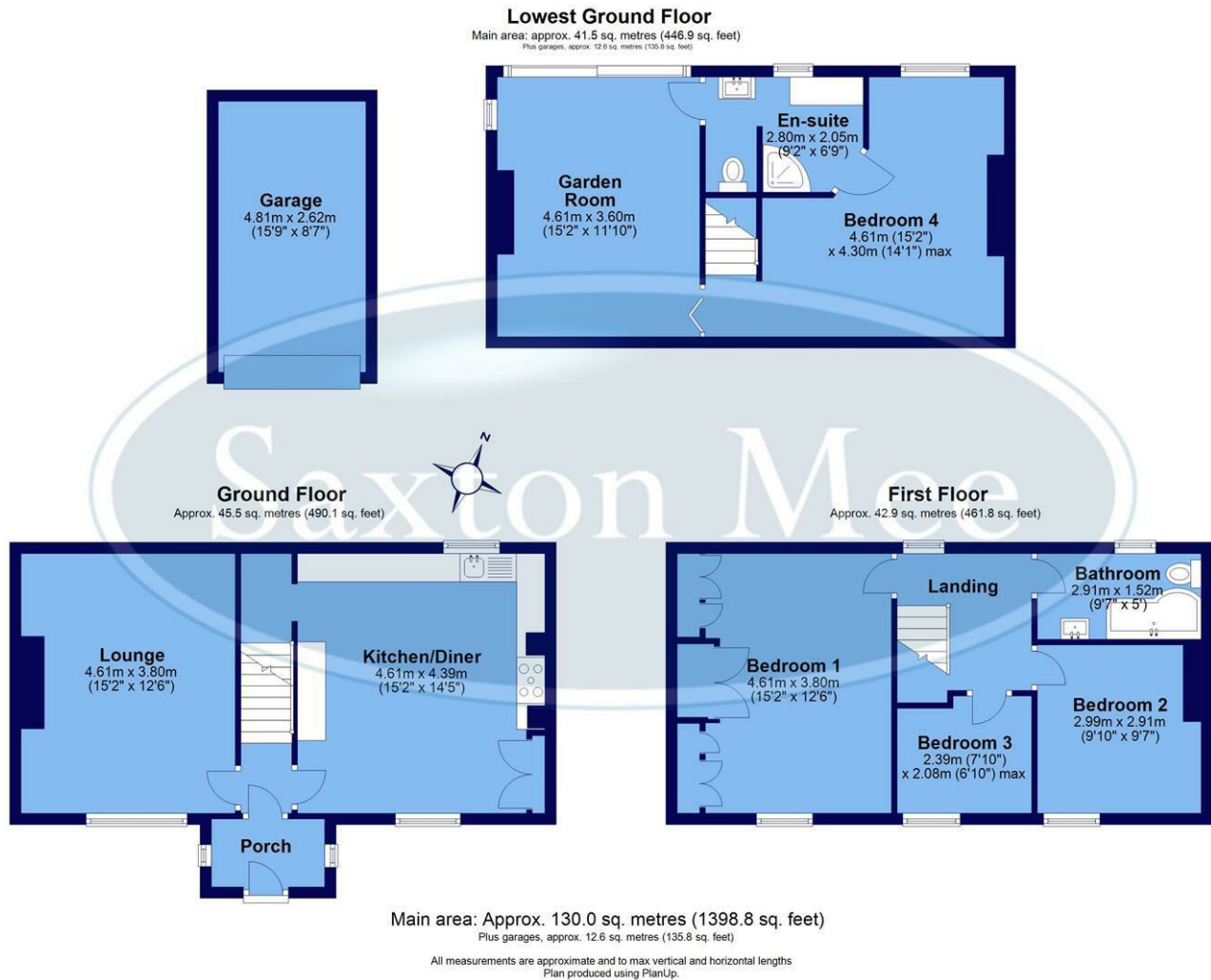
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		73	74
EU Directive 2002/91/EC			